URVEY SKETCH Client Porter Contracting, Inc. CERTIFIED TO: (FOR THE EXCLUSIVE USE OF) THE SURVEY SHOWN HEREON WAS MADE WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. UNLESS OTHERWISE NOTED BEARINGS REFERRED TO RECORD PLAT AND ELEVATIONS N.A.V.D. 1988. UNDERGROUND IMPROVEMENTS AND ENCROACHMENTS WERE NOT LOCATED. UNLESS OTHERWISE SHOWN ALL MEASUREMENTS (BEARINGS AND DISTANCES) ARE PLAT AND MEASURED. THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE BY THOSE CERTIFIED TO. WETLANDS, HAZARDOUS MATERIALS OR JURISDICTIONAL LINES, IF ANY, WERE NOT LOCATED. THE SURVEY SHOWN HEREON DOES NOT DETERMINE OWNERSHIP. Thad Bick and Joan Bick. Lake Michigan Credit Union, Its Successors and or assigns as their interest may appear. First American Title Insurance Company. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WITH THE EAST RIGHT-OF-WAY LINE OF MANGO STREET AS BEARING NOO'32'17"W, THERE ARE NO BEARINGS ON THE RECORD PLAT. First International Title, Inc. BOUNDARY SURVEY (WITH ELEVATIONS) **SCALE** 20 40 1" = 20'E. LANGSNER STREET (50' RIGHT-OF-WAY) NO STREET NAME ON PLAT N89°54'17"E (M) \(\sqrt{597.90'(P)} \) 598.30'(C) SOUTH RIGHT-OF-WAY LINE NORTHEAST CORNER OF LOT 4, BLOCK 2 FOUND 5/8" IRON ROD NORTHWEST CORNER OF LOT 13, BLOCK 2 NO POINT FOUND LOT1 3 LOT FOUND 1/2" IRON ROD LOT 14 BLOCK 2 9 9 **VACANT** SET PK NAIL **BENCHMARK** FOUND 5/8" IRON ROD LB 3943 111.9' (P) SET 1/2" IRON ROD AND CAP LB 6046 N89°54'11"E 112.06 (C&M) 9.22 (N.A.V.D. 1988) 33.1 (P) (S) 12"X18" REINFORCED -CONCRETE PIPE INVERT EL.=7.40' g⊿CS 622.34'(M) 40.0 __roor Elevation=11.05' ? Elevation=10.57'). 1988) ထ် 74.18 24 LINEAR FEET 12"X18" REINFORCED CONÇRETE PIPE CONCRETE 4 LOT 15 623.44'(P) 74. DRIVE MANGO STREET (66.2' RIGHT-OF-WAY) BLOCK 2 SCREENED LANAI LOT 11 2 BLOCK 2 25.7 **VACANT** S00°34°30″ N00.44.01"W 6.0 45.0' RESIDENCE 165 Mango Englewood, F o,o,x ROAD 181 PER PLAT) PLAT) N00.32 Finished Garage E (N.A.V.D. cs 8.2 12"X18" REINFORCED -CONCRETE PIPE INVERT EL.=7.32' STATE ROAD ; RIGHT-OF-WAY WIDE 34.0 2 'n, ഗ (33, 33.1'(P) SET PK NAIL FOUND 1/2" S89*54'11"W 112.11 (C&M) **BENCHMARK** SET 1/2" IRON ROD IRON ROĎ ELEVATION=9.47 111.9' (P) AND CAP LB 6046 ALSO, FOUND 1/2" IRON ROD (N.A.V.D. 1988) 0.2' N, 0.2' E LOT 16 BLOCK 2 **VACANT** 2'17"W 399.80'(C) FOUND 1/2" IRON ROD NORTH RIGHT-OF-WAY LINE (BEARING E NO0:32'1 400.90'(P) 3 W. FRAY STREET (30' RIGHT-OF-WAY) NO STREET NAME ON PLAT SOUTHWEST CORNER OF LOT 16, BLOCK 1 NO POINT FOUND <u>S89*54'11"W (M) / 597.90'(P) 600.43'(C)</u> NORTH RIGHT-OF-WAY LINE SOUTHEAST CORNER COWLES STREET FOUND 1/2" IRON ROD (40' RIGHT-OF-WAY) NO STREET NAME ON PLAT **LEGEND** = RECORD PLAT DATA = MEASURED DATA BENCHMARK BASIS: FOUND SURVEY DISK ON TOP OF CONCRETE MONUMENT.
STAMPING: P 635 2005
LOCATED 95.9 FT EAST OF THE APPROXIMATE CENTERLINE OF STATE ROAD 776
NORTHBOUND LANES, 18.8 FT NORTH OF THE APPROXIMATE CENTERLINE OF QUAILS RUN BOULEVARD EASTBOUND LANES, 18.7 FT SOUTH OF THE APPROXIMATE CENTERLINE OF QUAILS RUN BOULEVARD WESTBOUND LANES, 1.9 FT WEST OF AN 11-INCH DIAMETER PALM TREE
PER WWW.LABINS.ORG
BENCHMARK I.D. # DJ3449
ELEVATION=11.49' NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) = CALCULATED
PARKER KALON
PERMANENT CONTROL POINT
PROFESSIONAL SURVEYOR & MAPPER
LICENSE BUSINESS
LICENSE SURVEYOR = CALCULATED LB LS *10.0 = SPOT ELEVATIONS (N.A.V.D. 1988) W = WATER METER = BACKFLOW PREVENTER = DRAINAGE FLOW ARROWS OF 1988 (N.A.V.D. 1988) $^{\circ}$ = SEWER AIR RELEASE VALVE **DESCRIPTION:** = SEWER CLEAN OUT Lot 15, Block 2, SUBDIVISION OF GROVE LOT #90 as recorded in Plat Book 4, Pages 69 S = SEWER MANHOLE of the Public Records of Sarasota County, Florida. NOTE: THE UNDERSIGNED MAKE NO GUARANTEE OR REPRESENTATION REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, UNDERGROUND UTILITIES AND OTHER SIMILAR MATTER. WHEN NOT DIGITALLY SIGNED, UNLESS IT BEARS THE SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH PLAT OR MAP IS NOT VALID. JOB NO. 250213 INTENDED USE **FINANCING** COPYRIGHT This work is protected by U.S. and International copyright laws OF SURVEY NOTE: FLOOD PLANE DETERMINATION IS RESTRICTED TO REVIEW OF FLOOD INSURANCE RATE MAP AND IS NOT TO BE CONSTRUED AS A CONFIRMATION OR DATE OF DRAFTED DATE OF J.N/BH FOUNDATION December 16, 2024 September 5, 2025 January 10, 2024 SURVEY FINAL BY THIS CERTIFIES THAT A FIELD SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY IS SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. DENIAL OF FLOOD POTENTIAL. FLOOD ZONE DATA COMMUNITY No.: 125144 MAP & PANEL No.: 12115C0453G DATE: 03/27/24 493 Barger Drive Unit A Port Charlotte, Fl. 33954 Fon (941)766-0011 F.I.R.M. FLOOD ZONE: "X"
BASE FLOOD ELEVATION: N/A Fax (941)766-0012 MERIDIAN GROUP of South Florida Inc. Surveying-Planning-Construction Expediting FL. REG. LB6046 JOSEPH E. TROTT, P.S. & M. FL. REG. #5153 DATE